

# Notices of Election and Demand Filed in Adams County

From July 18, 2023 Through July 18, 2023

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.  
You should conduct your own due diligence.

**Foreclosure Number:** A202379981

**NED Date:** 07/18/2023      **Reception #:** 2023000040535  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 01/09/2003      **Recording Date:** 01/27/2003      **Reception #:** C1085844  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 1, LADY NELSON TOWNHOMES SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1910 Eagle Street, Aurora, CO 80011

**Original Note Amt:** \$98,000.00      **LoanType:** Unknown      **Interest Rate:** 5.750  
**Current Amount:** \$54,834.32      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Nationstar Mortgage LLC  
**Current Owner:** Bessie A. Jones  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CTX Mortgage Company, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Bessie A. Jones

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/21/2023  
**Last Publication Date:** 10/19/2023

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.

**Attorney File Number:** CO22045      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202379982

**NED Date:** 07/18/2023      **Reception #:** 2023000040526  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 11/27/2018      **Recording Date:** 11/28/2018      **Reception #:** 2018000095323  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 34, BLOCK 18, HEFTLER HOMES HILLCREST FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171916103004

**Address:** 1483 West 103Rd Place, Northglenn, CO 80260

**Original Note Amt:** \$334,823.00      **LoanType:** FHA      **Interest Rate:** 2.875  
**Current Amount:** \$312,522.69      **As Of:** 03/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Thomas W. Hancock  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Thomas W. Hancock

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/21/2023  
**Last Publication Date:** 10/19/2023

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 19-022832      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202379983

<b>NED Date:</b>	07/18/2023	<b>Reception #:</b>	2023000040530	
<b>Original Sale Date:</b>	11/15/2023			
<b>Deed of Trust Date:</b>	11/09/2018	<b>Recording Date:</b>	11/20/2018	<b>Reception #:</b> 2018000093616
		<b>Re-Recording Date:</b>	01/10/2019	<b>Re-Recorded #:</b> 2019000002485

**Legal:** LOT 35, BLOCK 5, DUNES PARK, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10055 EAST 113TH AVENUE, HENDERSON, CO 80640

<b>Original Note Amt:</b>	\$292,000.00	<b>Loan Type:</b>	Unknown	<b>Interest Rate:</b>	6.125
<b>Current Amount:</b>	\$279,281.18	<b>As Of:</b>		<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Current Owner:</b>	CATHERINE LARSON AND DOLORES LARSON
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCING CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	CATHERINE LARSON AND DOLORES LARSON

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023  
**Last Publication Date:** 10/19/2023

<b>Attorney for Beneficiary:</b>	Barrett, Frappier & Weisserman, LLP		
<b>Attorney File Number:</b>	00000009838293	<b>Phone:</b> (303)350-3711	<b>Fax:</b> (303)813-1107

**Foreclosure Number:** A202379984

<b>NED Date:</b>	07/18/2023	<b>Reception #:</b>	2023000040529	
<b>Original Sale Date:</b>	11/15/2023			
<b>Deed of Trust Date:</b>	09/15/2017	<b>Recording Date:</b>	09/18/2017	<b>Reception #:</b> 2017000081497
		<b>Re-Recording Date:</b>		<b>Re-Recorded #:</b>

**Legal:** LOT 14, BLOCK 2, GAMBLE DERBY SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO. APN #: 0182305421011  
PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON JULY 11, 2023 AT RECEPTION NO. 2023000038948  
TO CORRECT LEGAL DESCRIPTION.

**Address:** 6471 Poplar St, Commerce City, CO 80022

<b>Original Note Amt:</b>	\$196,377.00	<b>Loan Type:</b>	FHA	<b>Interest Rate:</b>	3
<b>Current Amount:</b>	\$165,219.06	<b>As Of:</b>	02/01/2022	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Roxanne Orr
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Roxanne Orr

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023  
**Last Publication Date:** 10/19/2023

<b>Attorney for Beneficiary:</b>	Janeway Law Firm PC		
<b>Attorney File Number:</b>	22-027933	<b>Phone:</b> (303)706-9990	<b>Fax:</b> (303)706-9994

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**Foreclosure Number:** A202379985

**NED Date:** 07/18/2023      **Reception #:** 2023000040749  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 06/19/2019      **Recording Date:** 06/26/2019      **Reception #:** 2019000049797  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 23, Block 3, Morris Heights Filing No. 1, Amended Map, County of Adams, State of Colorado.

**Address:** 3181 Racine Street, Aurora, CO 80011

**Original Note Amt:** \$268,838.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$205,633.19      **As Of:** 09/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Joseph Furnari  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for American Financing Corporation  
**Grantor (Borrower On Deed of Trust):** Joseph Furnari

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/21/2023  
**Last Publication Date:** 10/19/2023

**Attorney for Beneficiary:** Randall S. Miller & Associates, P.C.

**Attorney File Number:** 23CO00013-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202379986

**NED Date:** 07/18/2023      **Reception #:** 2023000040727  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 02/03/2022      **Recording Date:** 02/18/2022      **Reception #:** 2022000015626  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 16, Block 3, Brighton Crossing Filing No. 2 5th Amendment, according to the plat recorded May 15, 2018 at Reception No. 2018000039339, County of Adams, State of Colorado.

**Address:** 5785 Piney River Place, Brighton, CO 80601

**Original Note Amt:** \$516,276.00      **LoanType:** FHA      **Interest Rate:** 2.625  
**Current Amount:** \$510,579.26      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Nationstar Mortgage LLC  
**Current Owner:** Theresa Maria McGregor  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lennar Mortgage, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Theresa Maria McGregor

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/21/2023  
**Last Publication Date:** 10/19/2023

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.

**Attorney File Number:** CO21991      **Phone:** (303)274-0155      **Fax:** (303)274-0159